



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee
held on Tuesday, 6th May 2008 at 5.30 pm at the Memorial Hall, Newmarket

Attendance :

Councillor J Bailey (Chairman)
Councillor D Hudson
Councillor R Fletcher
Councillor M Jefferys
Councillor J Richer
Councillor C Turner
Councillor J Uney

Also Present: Rosemary Foreman – Minute Assistant, Mr Piers Slater - Reef Estates, 2 Members of the Press

Minute	Action by
<p>D/08/05/1 <u>APOLOGIES</u> Apologies were received from Councillors K Bovill and D Cross.</p>	
<p>D/08/05/2 <u>DECLARATION OF MEMBERS INTERESTS & CONSIDER UPDATE OF REGISTER OF INTEREST</u> None noted.</p>	
<p>D/08/05/3 <u>TO CONFIRM THE MINUTES OF THE MEETING HELD ON 21st APRIL 08</u></p>	
<p>The Committee noted that Minute D/08/04/34 was amended at the meeting of the Town Council held on 28th April 08 to read as follows:</p>	
<p><i>The Committee noted that the Notice of Hearing for the variation of premises licence for Mortimers would be on 29th April.</i></p>	
<p><i>Councillor Bailey advised that Mortimers was within the Cumulative Impact Area and felt NTC should object to extending their licensing hours. However, Councillor Richer advised that there had been no increase in crime in that area since the introduction of the CIP policy. Councillors Jeffery and Turner felt that as other premises were licensed until 2 am there would be no grounds for objecting to this application.</i></p>	
<p><i>Following a vote, it was agreed that D&P should voice no objections to the variation of premises licence application by Mortimers.</i></p>	
<p><i>The Committee were subsequently advised by the Town Clerk that the Notice of Hearing was for information only and not for discussion and therefore the recommendation forwarded from the Committee on 21st April 08 could not be considered as the application had already been resolved at the 25th March Town Council Meeting.</i></p>	

Development & Planning Committee Meeting held on 06.05.08

With this amendment, the Minutes of the Development & Planning Meeting held on 21st April 08 were agreed and signed as a true record by Councillor Bailey.

D/08/05/4 **MATTERS ARISING**

There were no matters arising.

D/08/05/5 **AN INVITATION TO MEMBERS OF THE PUBLIC TO PUT QUESTIONS/STATEMENTS OF NOT MORE THAN 3 MINUTES DURATION RELATING TO ITEMS LISTED IN THE PUBLIC PART OF THE AGENDA ONLY**

No members of the public were present.

D/08/05/6 **PRESENTATION FROM REEF ESTATES RELATED TO F/2006/0160/FUL**

Mr Piers Slater of Reef Estates advised that approval had been given for the re-development at the Technical Institute site with 24 flats, underground parking and three restaurants, two of which had been pre-let. Work would commence in approximately eight weeks and would take approximately 16 months to complete. This would constitute Phase 1 of the development.

Reef Estates were in discussion with the Conservative Club regarding the purchase and development of that site. Should this go ahead, Reef proposed to provide further restaurants and cafés and possibly a 50-bed hotel with no on-site parking. This would constitute Phase 2 of the development. Reef Estates were currently drawing up a consensus design with FHDC and the aim was to create a pedestrian-friendly area with outside seating.

Councillors expressed great concern regarding Reef's intention that hotel guests would use The Guineas car park and felt the situation would be unworkable as there were no long-stay parking facilities there.

Mr Slater advised that there could be a drop-off bay at the hotel for luggage/guests but the question of disabled guests had not been resolved.

Councillor Burch expressed concern at the traffic chaos during construction at the sites but Mr Slater assured him that there would be no closure or disruption to roads. He asked that the Committee agree the development in principle subject to an acceptable design and a solution to the parking problem.

Councillor Bailey thanked Mr Slater for his report and he left the meeting.

The two members of the press also left the meeting.

D/08/05/7 TO DISCUSS PRE-APPLICATIONS WITH FHDC

None noted.

D/08/05/8 TO DISCUSS PLANNING APPLICATIONS BROUGHT FORWARD FROM 21ST APRIL 08 MEETING

None noted.

D/08/05/9 CURRENT PLANNING APPLICATIONS

Amended Planning Applications: None noted.

Week 16

D/08/05/9//01 *F/2008/0276/CAT Fell 1 Sycamore. Tattersalls The Avenue Newmarket (on verge along water course adjacent to pedestrian bridge).

The Committee voiced no objections subject to the approval of FHDC Tree Officer

Mailed to FHDC on 07.05.08

Week 17

D/08/05/9/02 F/2008/0294/COU Siting of container for storage. Studlands Social Club Hyperion Way Newmarket.

The Committee voiced no objections.

Mailed to FHDC on 07.05.08

D/08/05/9/03 *F/2008/0295/FUL Erection of single storey first floor front extension including creation of pitched roof over existing flat garage roof (Affecting the setting of a Listed Building). The Old Vicarage 14 Bury Road Newmarket.

The Committee voiced no objections subject to the approval of the Historic Buildings Officer.

Mailed to FHDC on 07.05.08

D/08/05/10 TO RECEIVE RESULTS OF APPLICATIONS AS DETERMINED BY FHDC

FHDC Planning Determinations received during weeks 16 and 17 are as follows:-

Application	Description	Address	FHDC Decision	TC Decision
F/07/691/COU	Retro application – Change of use from B1 to residential (annexe accommodation)	The Old Coach House 9 Cheveley Road Newmarket	Approved with conditions	No objections
F/08/07/FUL	Conversion of Post Office/ shop and accommodation (including rear garage/store) to form 5 flats	151 Exning Road Newmarket	Refused	Objected
F/08/150/ADI	Display of externally illuminated fascia sign, projection sign and side elevation sign. Display of non-illuminated amenity boards and lower level aluminium panels (as amended by plans received 14/4/08)	146 High Street Newmarket	Approved with conditions	No objections

D/08/05/11 CORRESPONDENCE

None noted.

D/08/05/12 ELY MASTERPLAN DRAFT FOR PUBLIC CONSULTATION

The Committee noted the draft of the Ely Masterplan which was for public consultation and made the following recommendation:

D/08/05/12.01 Recommendation

That NTC ask FHDC to draw up a similar plan for Newmarket.

D/08/05/13 PLANNING APPLICATION WITHDRAWALS

None noted.

D/08/05/14 PLANNING APPLICATION APPEALS

The Committee noted the following Appeal:

F/2008/0078/TPO – Fell 1 Lime and 30% crown reduction of 1 Lime – Cecil Lodge Close, Newmarket.

D/08/05/15 FEEDBACK FROM FHDC PLANNING MEETINGS

None noted.

D/08/05/16 TO DISCUSS VARIATION OF PREMISES LICENCE APPLICATIONS

The Committee noted that the application by Mortimers for an extension to their premises licence had been refused.

D/08/05/17 DATE OF NEXT MEETING

Monday, 19th May 2008 at 6.00 pm.

D/08/05/18 SUCH OTHER BUSINESS WHICH, IN THE OPINION OF THE CHAIRMAN, SHOULD BE CONSIDERED AS A MATTER OF URGENCY TO BE SPECIFIED IN THE MINUTES

Councillor Richer questioned why the start time of the meeting had been brought forward to 5.30 pm, making it difficult for some people to attend. Councillor Bailey advised this had been done to accommodate the presentation by Reef Estates and assured Councillor Richer that if a member of the public had arrived at 6.00 pm and wished to speak they would have been allowed to do so.

Meeting closed at 6.15 pm.

Signed _____ Date _____